



323615 Mount Elgin Road  
Mount Elgin

# JUST LISTED



3,800 sq. Ft.

4 Bedrooms

2 Bathroom

9.193 Acres

Century Home



**MARIUS KERKHOFF**  
REAL ESTATE BROKER

*Ask Marius*

REAL ESTATE  
226.549.7733  
office@askmarius.ca



**HEATHER DEN BOER**  
SALES REPRESENTATIVE



# DETAILS

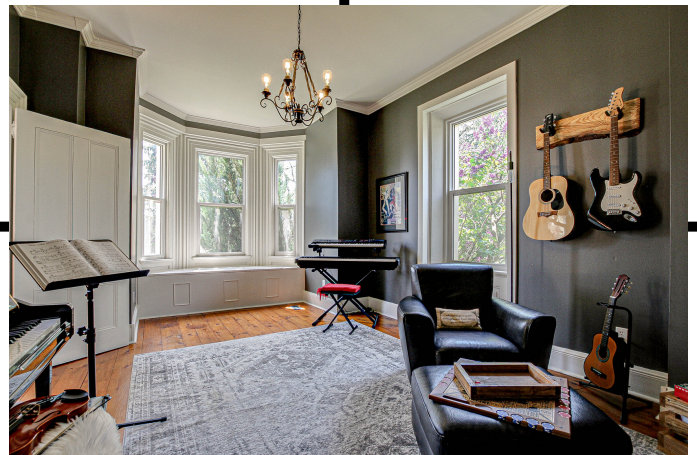
- Brick Exterior
- Steel Roof
- Partially Finished Basement
- Drilled Well
- Septic Sewer
- Water Softener
- Inground Chlorine Pool
- Deck
- Hot Tub
- Porch
- Stone Foundation
- Furnace (2020)

Property Tax

\$2,700.33/2020

HEAT PROVIDER - DODSLEY PROPANE

HYDROP PROVIDER - ONTARIO HYDRO



# MORTGAGE

Asking Price                    \$    1,348,900.00

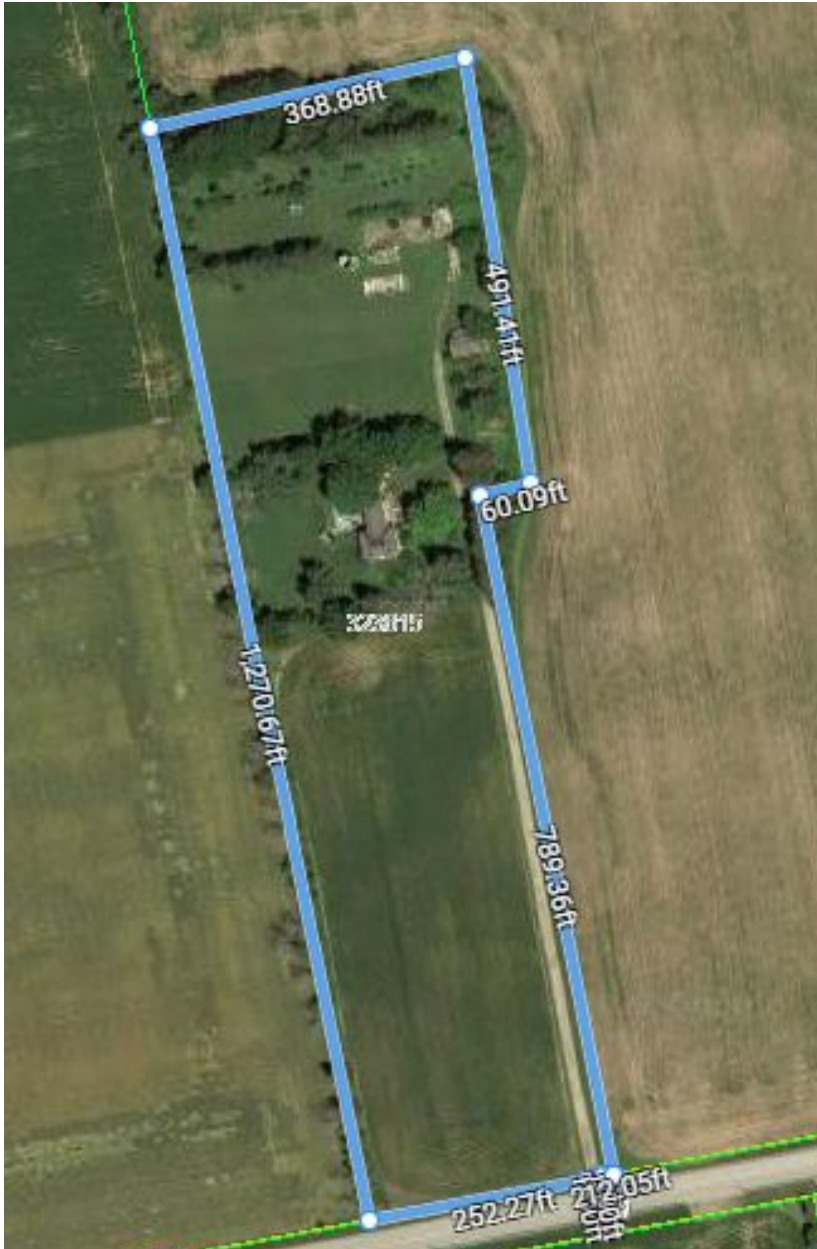
	20%	25%	30%	35%
Down Payment	\$ 269,780.00	\$ 337,225.00	\$ 404,670.00	\$ 472,115.00
Mortgage Insurance	\$ -	\$ -	\$ -	\$ -
<b>Total Mortgage Required</b>	<b>\$ 1,079,120.00</b>	<b>\$ 1,011,675.00</b>	<b>\$ 944,230.00</b>	<b>\$ 876,785.00</b>
Amortization Period	25 Years	25 Years	25 Years	25 Years
Mortgage Rate	1.84%	1.84%	1.84%	1.84%
Mortgage Type	5-Year Fixed	5-Year Fixed	5-Year Fixed	5-Year Fixed
<b>Total Mortgage Payment</b>				
Per Month	\$ 4,487.00	\$ 4,206.00	\$ 3,926.00	\$ 3,645.00

Land Transfer Tax                \$    23,453.00





# PROPERTY LINES



Area: 400,427.84 ft<sup>2</sup> (9.193 ac)

Perimeter: 3,264.44 ft.

Measurements: 368.88 ft. x 1,270.67 ft. x 252.27 ft. x 1.00 ft. x 20.05 ft. x 1.00 ft. x 12.05 ft. x 789.36 ft. x 60.09 ft. x 491.41 ft.



# ZONING - A1 LIMITED AGRICULTURAL





# ZONING - A1 LIMITED AGRICULTURAL

## 6.1 USES PERMITTED

No person shall within any A1 Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the A1 uses presented in Table 6.1:

**TABLE 6.1: USES PERMITTED**

• an <i>animal kennel</i> , in accordance with the provisions of Section 5.4 and Section 6.2.3;
• a <i>communications structure</i> ;
• a <i>conservation project</i> ;
• a <i>converted dwelling</i> , in accordance with the provisions of Section 5.6;
• a <i>farm</i> ;
• a <i>garden suite</i> , in accordance with the provisions of Section 5.11;
• a <i>group home</i> , in accordance with the provisions of Section 5.14;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.16;
• an <i>on-farm composting facility</i> ;
• an <i>on-farm diversified use</i> , in accordance with the provisions of Section 5.20;
• a <i>private airfield</i> ;
• a <i>public use</i> , in accordance with the provisions of Section 5.23;
• a seasonal fruit, vegetable, flower or farm produce sales outlet, provided the produce is the product of the <i>farm</i> on which the outlet is located;
• a <i>single detached dwelling accessory</i> to a <i>farm</i> ;
• a <i>single detached dwelling</i> on an <i>existing lot</i> zoned A1 on the date of passage of this Zoning By-Law;
• a <i>wayside sand or gravel pit</i> in accordance with the provisions of Section 5.33.



# ZONING - A1 LIMITED AGRICULTURAL

No person shall within any A1 Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions presented in Table 6.2:

TABLE 6.2: ZONE PROVISIONS			
Zone Provision	Livestock Barns & Manure Storage Buildings & Structures	Sales Outlets for Farm Produce	All Other Buildings and Structures
<b>Lot Area, Minimum</b>	<i>Existing at the date of passing of this By-Law or created through a boundary adjustment.</i>		
<b>Number of Nutrient Units, Maximum</b>	2.5 Nutrient Units per Hectare (1 Nutrient Unit per Acre).		
<b>Lot Frontage, Minimum</b>	<i>Existing at the date of passing of this By-Law or created through a boundary adjustment.</i>		
<b>Front Yard, Minimum Depth</b> <b>Exterior Side Yard, Minimum Width</b>	Greater of <b>30 m</b> (98.4 ft) or such minimum distance from the <i>front</i> or <i>exterior side lot line</i> as determined through the application of the <i>Minimum Distance Separation Formula II</i> (MDS II).	<b>5 m</b> (16.4 ft)	<b>15 m</b> (49.2 ft)
<b>Rear Yard, Minimum Depth</b> <b>Interior Side Yard, Minimum Width</b>	Greater of <b>25 m</b> (82.0 ft) or such minimum distance separation from the <i>rear</i> or <i>interior side lot line</i> as determined through the application of the MDS II.	<b>7.5 m</b> (24.6 ft)	
<b>Setback, Minimum Distance from the Centreline of a County Road.</b>	Greater of <b>45 m</b> (148 ft) or the sum of <b>16 m</b> (52.5 ft) plus the <i>front yard</i> , or <i>exterior side yard setback</i> determined through the application of the MDS II.	<b>21 m</b> (68.9 ft)	<b>31 m</b> (101.7 ft)
<b>Setback, Minimum Distance from the property boundary of Highway 401 &amp; 403</b>	<b>14 m</b> (45.9 ft.), except for a <i>single detached dwelling</i> which shall be a minimum of <b>7.5 m</b> (24.6 ft)		
<b>Height of Building, Maximum</b>	<b>15 m</b> (49.2 ft), except for a <i>single detached dwelling</i> which shall have a maximum <i>height</i> of <b>11 m</b> (36 ft).		
<b>Parking, Accessory Uses, Etc.</b>	In accordance with the provisions of Section 5 of this By-Law.		

TABLE 6.2: ZONE PROVISIONS			
Zone Provision	Livestock Barns & Manure Storage Buildings & Structures	Sales Outlets for Farm Produce	All Other Buildings and Structures
Special Provisions for Lands within the Vicinity of the Tillsonburg Regional Airport	In accordance with the provisions of Section 5.13 of this By-Law.		



# NEARBY AMENITIES

## Stores

Esso

Hometown Country Market

## Churches

Mt. Elgin United Church

## Services

Mt. Elgin Public Library

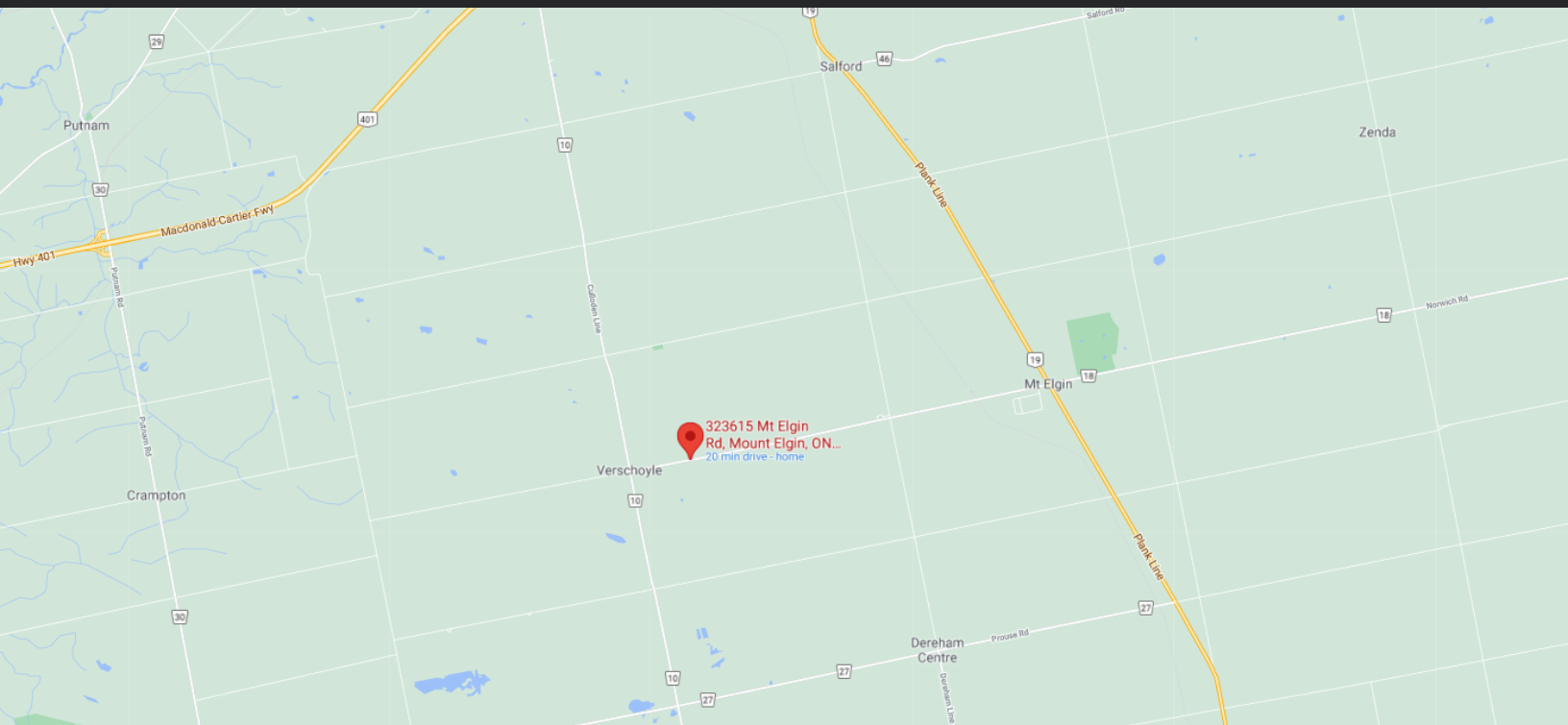
Southwest Oxford Township Fire station 2

## Schools

Oxford Reformed Christian School

## Sport & Recreation

Lake Whittaker Conservation Area





# 323615 MOUNT ELGIN Road, Mount Elgin, Ontario N0J 1N0

Client Full  
**Active / Residential**

**323615 MOUNT ELGIN Rd Mount Elgin**

MLS® #: 40117054  
 Price: **\$1,348,900**



**Oxford/South-West Oxford/Mt. Elgin**  
**2 Storey/House**

	Beds	Baths	Kitch
Main		1	1
Upper	4	1	

Beds: **4 ( 4 + 0 )**  
 Baths: **2 ( 1 + 1 )**  
 SF Total: **3,800/Owner**  
 SF Range: **3001 to 4000**  
 Abv Grade Fin SF: **3,800.00/Owner**  
 Common Interest: **Fractional**  
 Tax Amt/Yr: **\$2,700/2020**

Remarks/Directions

Public Rmks: **Country charm meets peaceful elegance... all on 9.1 acres near the 401 Highway on Mt. Elgin Road and Culloden Line. This Century home has been neatly maintained, with updates in the kitchen, furnace, bathrooms and so much more. With the exposed brick walls in the kitchen and living room, the old world charm with modern updates makes this home a perfect place to call home. With 4 bedrooms on the 2nd floor with a large bathroom and new shower, it great for a family. The main floor boasts a large kitchen with dining room, great room, and a music or formal living room. There is an inground chlorine pool with large deck and great landscaping, making this the perfect getaway without getting away. Lots to do here with the 22'x32' shop with an upper man cave, volleyball court, and lots of room for your hobby farm animals. Looking for for peace and quiet but near to all amenities, this home certainly it is!**

Directions: **From Culloden Line onto Mount Elgin Road**

Common Elements

Exterior

Exterior Feat:	<b>Deck(s), Hot Tub, Porch</b>	Roof:	<b>Other</b>
Construct. Material:	<b>Brick</b>	Prop Attached:	<b>Detached</b>
Shingles Replaced:	<b>2010</b>	Apx Age:	<b>Unknown</b>
Year/Desc/Source:	<b>//Other</b>	Rd Acc Fee:	
Property Access:	<b>Municipal Road, Paved Road</b>	Winterized:	
Other Structures:	<b>Workshop</b>		
Pool Features:	<b>Inground</b>		
Garage & Parking:	<b>Detached Garage, Private Drive Double Wide,</b>	Garage Spaces:	<b>2.0</b>
Parking Spaces:	<b>6</b>	Sewer:	<b>Septic</b>
Parking Level/Unit:	Driveway Spaces: <b>4.0</b>	Services:	<b>Cell Service, Electricity, Garbage/Sanitary Collection, Internet Other, Recycling Pickup</b>
Services:	Parking Assigned:	Water Source:	<b>Drilled Well</b>
Water Source:	<b>Cell Service, Electricity, Garbage/Sanitary Collection, Internet</b>	Water Tmnt:	<b>Water Softener</b>
Lot Size Area/Units:	<b>9.193/Acres</b>	Acres Range:	<b>5-9.99</b>
Lot Front (Ft):	<b>283.63</b>	Acres Rent:	
Location:	<b>Rural</b>	Lot Shape:	<b>Irregular</b>
Area Influences:	<b>Landscaped</b>	Land Lse Fee:	
View:	<b>Pasture</b>	Retire Com:	<b>No</b>
Topography:	<b>Flat</b>	Fronting On:	<b>North</b>
Restrictions:	<b>None</b>	Exposure:	

Interior

Interior Feat:	<b>Central Vacuum, Water Heater Owned</b>	Basement Fin:	<b>Unfinished</b>
Basement:	<b>Partial Basement</b>	UFFI:	
Laundry Feat:	<b>Main Level</b>		
Cooling:	<b>None</b>		
Heating:	<b>Fireplace-Propane, Forced Air, Propane</b>		
Inclusions:	<b>Central Vac, Hot Tub, Hot Tub Equipment, Pool Equipment</b>		
Furnace Age:	<b>2020</b>	Tank Age:	

Property Information

Common Elem Fee:	<b>No</b>	Local Improvements Fee:	
Legal Desc:	<b>PT LT 20 CON 4 DEREHAM PT 1, 41R1084; SOUTH-WEST OXFORD</b>	Survey:	/
Zoning:	<b>A1</b>	Hold Over Days:	
Assess Val/Year:	<b>\$373,000/2021</b>	Occupant Type:	<b>Owner</b>
PIN:	<b>000060025</b>		



ROLL: 321101002010101  
Possession/Date: Flexible/

Deposit: 5000

Brokerage Information

List Date: 05/21/2021  
List Brokerage: RE/MAX a-b REALTY LTD, BROKERAGE  
Source Board: Tillsonburg

Prepared By: MARIUS KERKHOFF, Broker  
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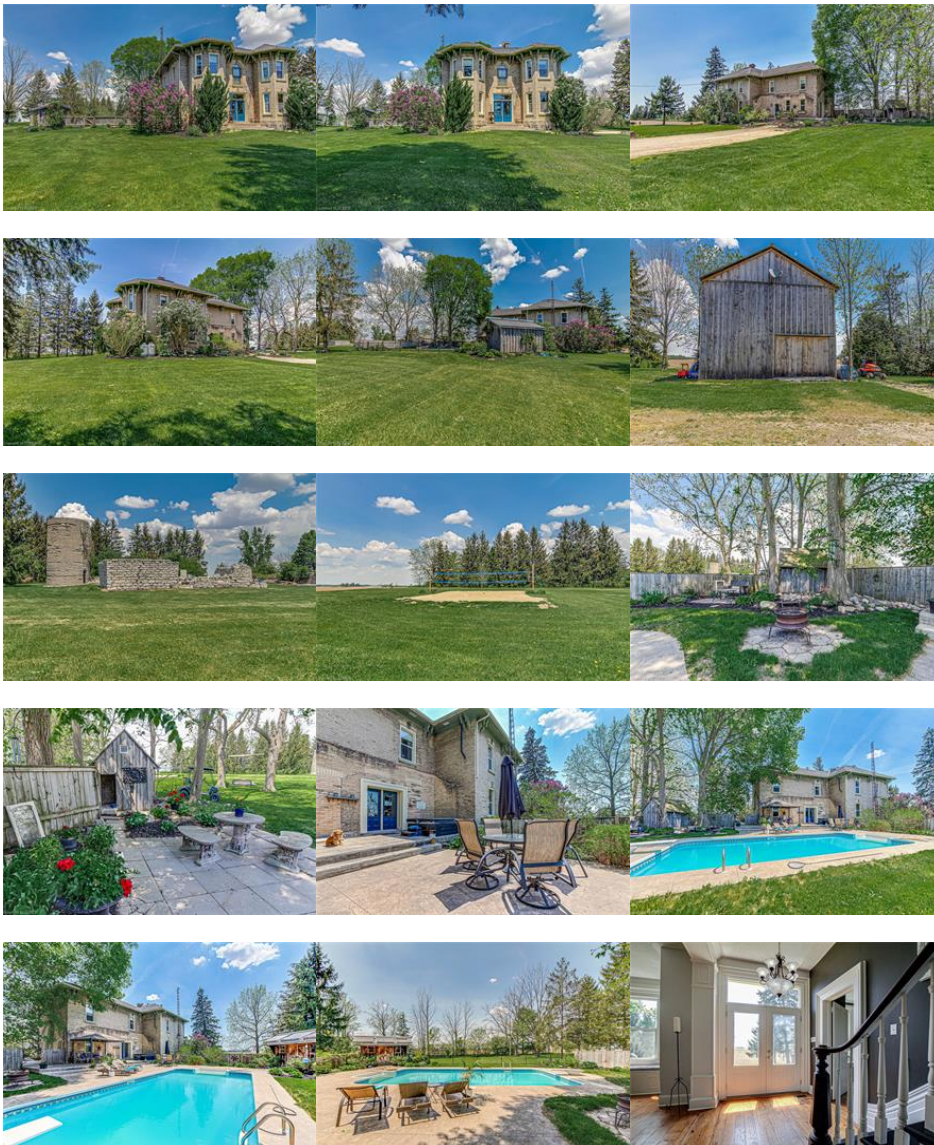
Date Prepared: 05/21/2021

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix

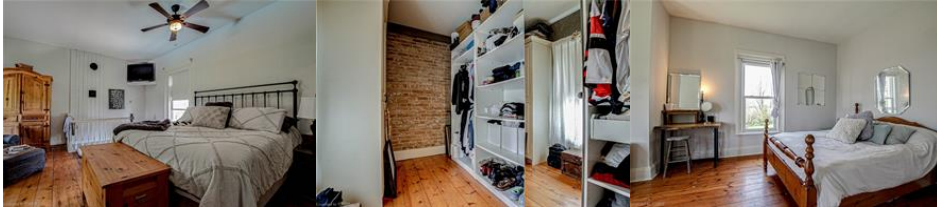
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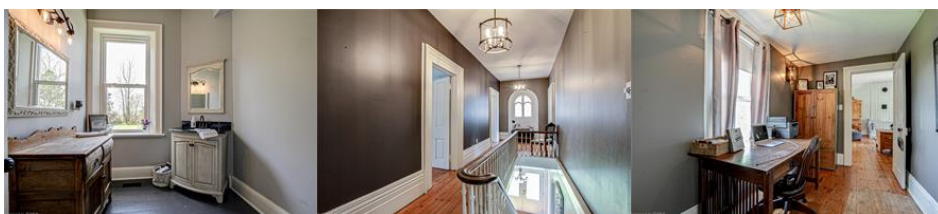
Room	Level	Dimensions	Dimensions (Metric)	Room Features
Foyer	Main	7' 7" X 6' 11"	2.31 X 2.11	
Kitchen	Main	17' 0" X 14' 2"	5.18 X 4.32	
Dining Room	Main	14' 2" X 10' 0"	4.32 X 3.05	
Great Room	Main	19' 5" X 28' 2"	5.92 X 8.59	
Living Room	Main	12' 4" X 17' 5"	3.76 X 5.31	
Bathroom	Main			2-Piece
Bedroom	Upper	9' 4" X 10' 0"	2.84 X 3.05	
Bedroom	Upper	12' 11" X 18' 4"	3.94 X 5.59	
Bedroom	Upper	13' 0" X 18' 2"	3.96 X 5.54	
Bedroom Primary	Upper	17' 9" X 15' 4"	5.41 X 4.67	Walk-in Closet
Bathroom	Upper			3-Piece
Den	Upper	12' 0" X 6' 10"	3.66 X 2.08	

MLS® #: 40117054









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